

PT OF GOVT LOT 2
PT OR 1804/1024
(EX OR 2498/574)

MURRAY ROBERT P JR
43644 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0005-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structure	12	REINFO/CON 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,038	100	4,038	499,728
FGR	714	55	393	48,637
FOP	293	30	88	10,890
FOP	844	30	253	31,310

TOTALS	5,889		4,772	590,565
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,038.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0855	CONC PAVER	0	100	0	0	971.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	100	0	0	155.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	
6	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00	1,200.00	
7	0462	ST/AL FNC	0	100	0	0	78.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	20.26	AC	

REVIEW DATE	10/19/2021	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,772	101.6520	127.06	606,330	2017	2017	0	0	2.60	97.40
1 SNGL FAM - 100% - 2019 Heated Area: 4038 HX Base Yr 2019											

43644 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,038.00	SF	5.20	5.20	100	2017	2017	3	97	5,236	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0855	CONC PAVER	0	100	0	0	971.00	SF	10.00	10.00	100	2021	2021	3	99	9,613	
4	0855	CONC PAVER	0	100	0	0	155.00	SF	10.00	10.00	100	2021	2021	3	99	1,535	
5	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	100	2021	2021	3	99	3,784	
6	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2021	3	93	1,116	
7	0462	ST/AL FNC	0	100	0	0	78.00	SF	10.00	10.00	100	2021	2021	3	95	741	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	20.26	AC	

REVIEW DATE	10/19/2021	BY	KBA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
Tax Group: 6										STANDARD	
Tax Dist:											
BUILDING MARKET VALUE										724,656	
TOTAL MARKET OB/XF VALUE										23,985	
TOTAL LAND VALUE - MARKET										283,640	
TOTAL MARKET VALUE										1,032,281	
SOH/AGL Deduction										593,742	
ASSESSED VALUE										438,539	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										388,539	
TOTAL JUST VALUE										1,032,281	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										950,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006437	20X40 STORAGE BUI	51,352	05/30/2024
17002566	CO ISSUED	0	03/28/2017
B1631733	NEW CONSTR	512,760	02/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1804/1024	7/27/2012	WD	Q	V	02	84,000	
GRANTOR: MATTHIESSEN CHARLES W							
GRANTEE: MURRAY ROBERT P JR							
1736/0480	5/02/2011	QC	U	V	11	100	
GRANTOR: DALE BERNARDA G							
GRANTEE: MATTIESSEN CHARLES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W35 FOP=[YR=2017] W27 D3 R3 S9 E24 N12\$ S12 W24 N9 U3 L3 W34 S17 FGR=[YR=2017] S32 FOP=[YR=2017] S8 E22 S8 E51 N8 E23 N8 W18 S2 W13 S6 W35 N6 W13 N2 W17\$ E17 S2 E5 N34 W22\$ E22S21 E1 S4 W1 S9 E8 S6 E35 N6 E13 N2 E18 N36 U2 R2 N4 U2 L2 N5\$.											

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